

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:				PJs in State:	93		
% of Funds Committed	88.17 %	96.62 %	82	97.21 %	3	7	
% of Funds Disbursed	88.17 %	89.62 %	48	90.53 %	34	32	
Leveraging Ratio for Rental Activities	1.01	5.82	75	4.97	3	15	
% of Completed Rental Disbursements to All Rental Commitments***	88.64 %	81.70 %	50	85.01 %	41	28	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.81 %	73.78 %	42	73.71 %	49	42	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.22 %	82.03 %	31	81.48 %	76	64	
% of 0-30% AMI Renters to All Renters***	60.58 %	41.00 %	20	45.54 %	92	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.12 %	96.50 %	67	96.14 %	19	20	
Overall Ranking:			In State:	43 / 93	Nationally:	31	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$42,247	\$37,964		\$28,248	1,961	Units	40.90 %
Homebuyer Unit	\$41,364	\$21,889		\$15,487	139	Units	2.90 %
Homeowner-Rehab Unit	\$0	\$27,610		\$0	0	Units	0.00 %
TBRA Unit	\$617	\$2,651		\$3,211	2,692	Units	56.20 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Francisco CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$90,750	\$189,802	\$0
State:*	\$143,646	\$117,519	\$29,047
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.23

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	26.6	30.9	0.0	25.8	Single/Non-Elderly:	56.2	37.4	0.0	34.2
Black/African American:	28.8	3.6	0.0	43.3	Elderly:	22.6	0.0	0.0	0.3
Asian:	12.5	53.2	0.0	3.4	Related/Single Parent:	13.5	7.9	0.0	30.2
American Indian/Alaska Native:	0.8	0.0	0.0	0.3	Related/Two Parent:	5.8	14.4	0.0	13.4
Native Hawaiian/Pacific Islander:	0.5	0.0	0.0	1.3	Other:	1.9	40.3	0.0	21.8
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.3					
Asian and White:	0.1	0.7	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.3					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	8.4	0.0	0.0	2.3					
Asian/Pacific Islander:	11.4	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	10.5	11.5	0.0	22.8					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	64.9	38.1	0.0	49.3	Section 8:	15.7	0.0 [#]		
2 Persons:	18.0	30.2	0.0	17.4	HOME TBRA:	5.0			
3 Persons:	9.3	17.3	0.0	14.4	Other:	30.2			
4 Persons:	4.6	13.7	0.0	10.7	No Assistance:	49.1			
5 Persons:	2.1	0.0	0.0	5.7					
6 Persons:	1.0	0.7	0.0	1.3					
7 Persons:	0.1	0.0	0.0	1.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			43	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Francisco State: CA Group Rank: 31
 (Percentile)
 State Rank: 43 / 93 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	88.64	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	73.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.22	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	93.12	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.85	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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